

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction – December 14, 2004
Public Hearing – January 04, 2005

CONTACT PERSON/PHONE: Fred Lopez, 541-4925

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance changing the zoning of Lot 17 - 20, Block 17, Del Norte Acres, El Paso, El Paso County, Texas from A-2 (Apartment) to A-O (Apartment/Office). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: M. A. Calabrese, Beryl Calabrese, Dennis Calabrese, Mary Kraft, Patricia Hoover, and Calabrese Enterprises Inc. ZON04-00135 (District 2)

BACKGROUND / DISCUSSION:

See attached staff report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

JOE WARDY
MAYOR

JOYCE WILSON
CITY MANAGER



**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

December 06, 2004

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING, JR.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN F. COOK
DISTRICT NO. 4

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

GEORGE G. SARMIENTO, AICP
DIRECTOR

TO: The Honorable Mayor and City Council
Ms. Joyce A. Wilson

FROM: Fred Lopez, Planner II / Zoning Coordinator

SUBJECT: ZON04-00135

The City Plan Commission (CPC), on December 02, 2004, voted **7 - 0** to recommend **APPROVAL** of rezoning the subject property from A-2 (Apartment) to A-O (Apartment/Office), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

STAFF REPORT

Rezoning Case: ZON04-00135

Property Owner(s): M. A. Calabrese, Beryl Calabrese, Dennis Calabrese, Mary Kraft, Patricia Hoover, and Calabrese Enterprises Inc.

Applicant(s): M. A. Calabrese, Beryl Calabrese, Dennis Calabrese, Mary Kraft, Patricia Hoover, and Calabrese Enterprises Inc.

Representative(s): David Etzold

Legal Description: Lot 17 - 20, Block 17, Del Norte Acres

Location: 8820 - 8824 Gateway North Boulevard

Representative District: # 2

Area: 0.62 Acres

Present Zoning: A-2 (Apartment)

Present Use: Vacant

Proposed Zoning: A-O (Apartment/Office)

Proposed Use: Medical offices

Recognized Neighborhood Associations Contacted: Northeast Civic Association, Northeast Healthy Communities

Surrounding Land Uses:

North -	A-2 (Apartment) / single-family residential
South -	A-2 (Apartment) / vacant
East -	A-2 (Apartment) / vacant
West-	A-2 (Apartment) / U.S. Highway 54

Year 2025 Designation: **Mixed-Use** (Northeast Planning Area)

**CITY PLAN COMMISSION HEARING, December 02, 2004,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON04-00135

General Information:

The applicant is requesting a rezoning from A-2 (Apartment) to A-O (Apartment/Office) in order to permit medical offices. The property is 0.62 acres in size and is currently vacant. The proposed site plan shows a 2,800 sq. ft. medical office and two (2) additional medical office buildings to be located on the site. Access is proposed via Gateway North Boulevard with thirty-eight (38) parking spaces provided. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from A-2 (Apartment) to A-O (Apartment/Office).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.”

The Year 2025 Projected General Land Use Map for the **Northeast** Planning Area designates this property for **Mixed-Use** land uses.

A-O (Apartment/Office) zoning permits medical offices and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-O (Apartment/Office) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will medical offices be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

- A. Building Permits and Inspections does not object to the proposed zone change to A-O.
- B. Meets parking and handicap parking requirements, must comply the mandatory 6' screening where required.
- C. Coordinate with BP&I as the plan is not compliant with landscaping requirements.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

- A. No apparent traffic concerns.
- B. Driveways shall be coordinate with the Texas Department of Transportation.
- C. Sidewalks shall comply with City's Ordinance.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No comments.

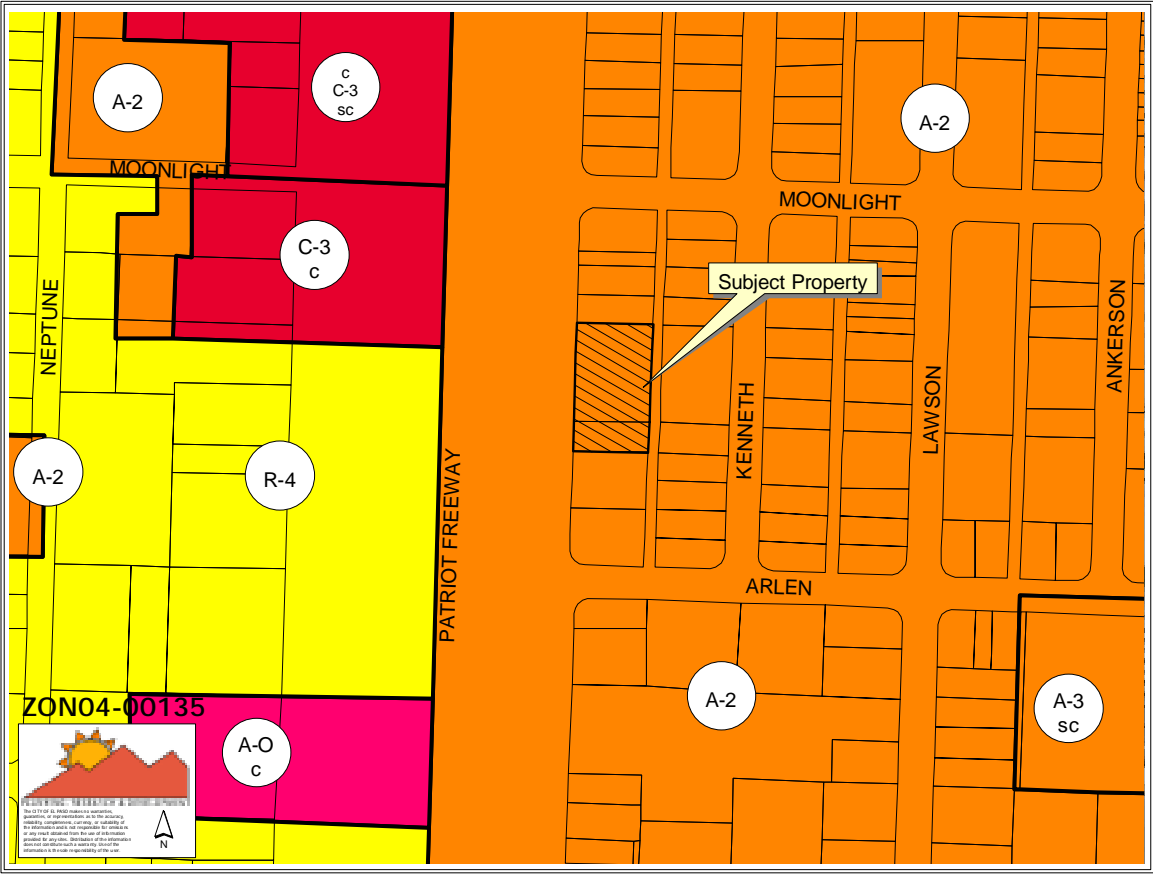
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for Mixed-Use land uses.
- B. A-O (Apartment/Office) zoning permits medical offices and is compatible with adjacent development.

ATTACHMENT: Site Plan; Enclosure 1.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

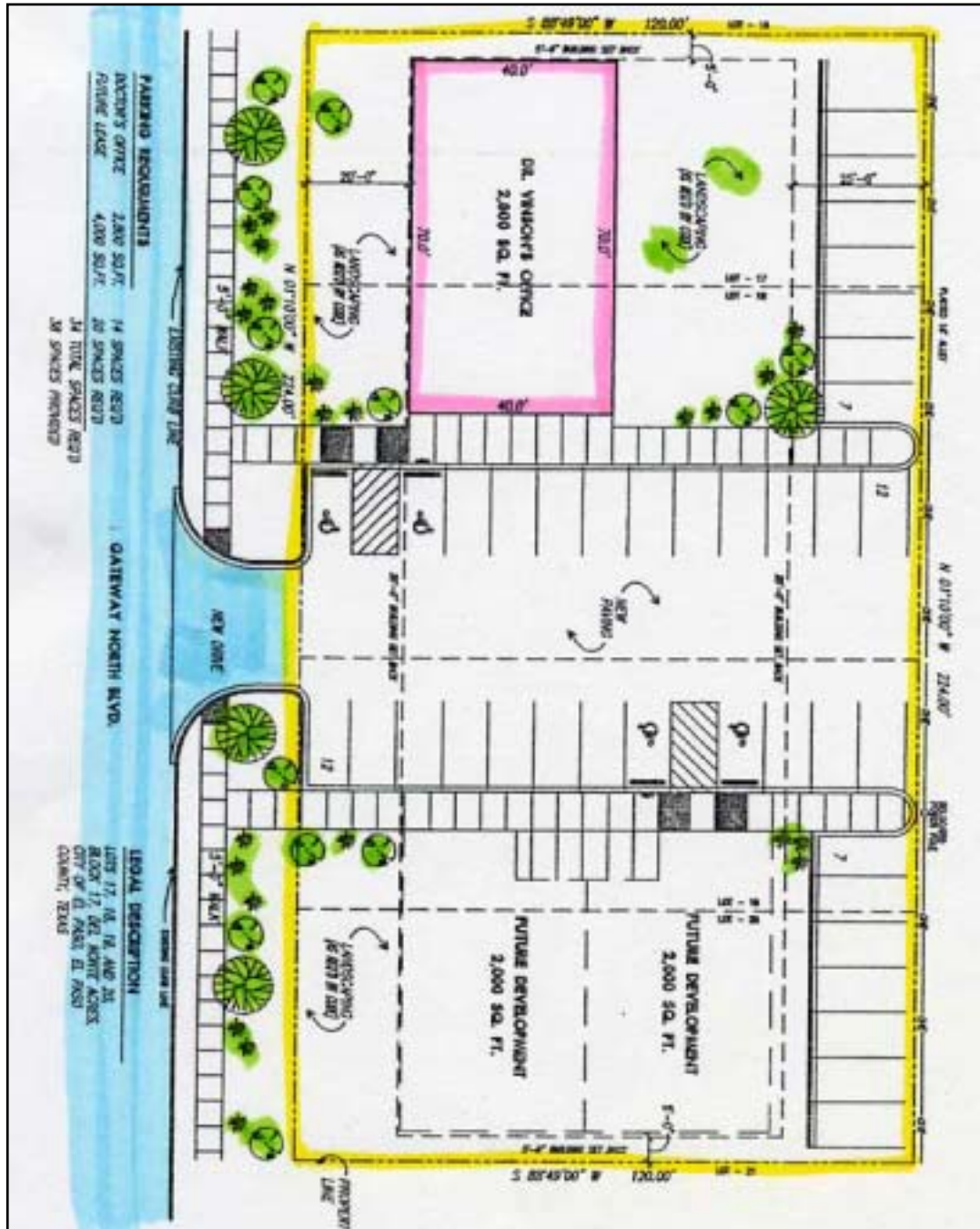
LOCATION MAP



AERIAL MAP



GENERALIZED PLOT PLAN



ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 17 - 20, BLOCK 17, DEL NORTE ACRES, EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO A-O (APARTMENT/OFFICE). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Lot 17 - 20, Block 17, Del Norte Acres, El Paso, El Paso County, Texas*, be changed **from A-2 (Apartment) to A-O (Apartment/Office)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2005.

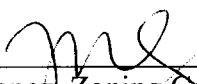
THE CITY OF EL PASO

Joe Wardy
Mayor

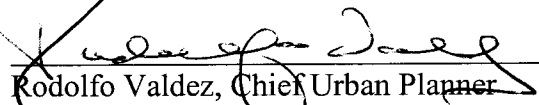
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:



Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Attorney